

C I T Y P L A N N I N G C O M M I S S I O N M I N U T E S

D E C E M B E R 1 5, 2 0 0 5

At 11:00am, a joint study session was held to discuss the Long Beach Airport terminal area improvement project draft EIR.

The regular meeting of the City Planning Commission and public hearing convened at 1:35pm in the City Council Chambers, 333 W. Ocean Boulevard.

PRESENT: COMMISSIONERS: Matthew Jenkins, Leslie Gentile,
Nick Sramek, Charles Winn
Charles Greenberg

ABSENT: EXCUSED: Morton Stuhlbarg, Mitchell Rouse

CHAIRMAN: Matthew Jenkins

STAFF MEMBERS PRESENT: Suzanne Frick, Director
Greg Carpenter, Planning Manager
Carolyn Bihn, Zoning Officer
Angela Reynolds, Advance Planning
Derek Burnham, Planner
Jeff Winklepleck, Planner

OTHERS PRESENT: Mike Mais, Deputy City Attorney
Kathy Brown, Minutes Clerk

P L E D G E O F A L L E G I A N C E

The pledge of allegiance was led by Commissioner Sramek.

M I N U T E S

The minutes of September 15, 2005 were approved on a motion by Commissioner Greenberg, seconded by Commissioner Sramek and carried 4-0-1. Commissioner Winn abstained and Commissioners Stuhlbarg and Rouse were absent.

The minutes of October 6, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Greenberg, and carried 4-0-1. Commissioner Winn abstained and Commissioners Stuhlbarg and Rouse were absent.

The minutes of October 20, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Greenberg, and carried 5-0. Commissioners Stuhlbarg and Rouse were absent.

The minutes of November 17, 2005 were approved on a motion by Commissioner Sramek, seconded by Commissioner Greenberg, and carried 5-0. Commissioners Stuhlbarg and Rouse were absent.

S W E A R I N G O F W I T N E S S E S

C O N S E N T C A L E N D A R

Carolynne Bihn noted a change to conditions in Item D to allow the applicant 60 days instead of 30 to comply with the requirements for the Certificate of Occupancy.

Also regarding Item 1D, in response to concerns from Commissioners Winn and Greenberg about alternative, permanent parking, Ms. Bihn suggested two additional conditions to require the church to investigate the possibility of additional off-street parking and report back to staff in six months, and to keep a copy of their current lease for off-street parking on file with the Planning Department.

Commissioner Winn then moved to approve the Consent Calendar as presented by staff with additional conditions for Item 1D. Commissioner Greenberg seconded the motion, which passed 5-0. Commissioners Stuhlbarg and Rouse were absent.

1A. Case No. 0508-11, CE 05-212, Tentative Tract Map for Condominium Conversion

Applicant: Robert Vargo, Subtec
Subject Site: 3305 East Ransom Street (Council District 4)
Description: Request for approval of Tentative Tract Map No. 063257 to convert eight residential dwelling units into condominiums.

Approved Tentative Tract Map No. 063257, subject to conditions.

1B. Case No. 0510-18, CE 05-195, Tentative Tract Map for Condominium Conversion

Applicant: Robert Vargo, Subtec
Subject Site: 1201 Belmont Avenue (Council District 3)
Description: Request for approval of Tentative Tract Map No. 063975 to convert eight residential dwelling units into condominiums.

Approved Tentative Tract Map No. 063975, subject to conditions.

1C. Case No. 0510-17, CE 05-197, Tentative Tract Map for Condominium Conversion

Applicant: Robert Vargo, Subtec
Subject Site: 1123 Junipero Avenue (Council District 4)
Description: Request for approval of Tentative Tract Map No. 064147 to convert nine residential dwelling units into condominiums.

Approved Tentative Tract Map No. 064147 subject to conditions.

1D. Case No. 0412-24, CE 04-257, Conditional Use Permit, Standards Variance

Applicant: Mount Sinai Iglesias de Dios
Subject Site: 1250 Orange Avenue (Council District 6)
Description: Conditional Use Permit to allow the establishment of a church in the CCP Zone with a Standards Variance request for off-site parking without a deed restriction.

Approved the Conditional Use Permit and Standards Variance requests, subject to revised conditions of approval.

R E G U L A R A G E N D A

2. Case No. 0508-20, CE 05-257, Conditional Use Permit, Standards Variance

Applicant: Paul Collins
Subject Site: 1401 Freeman Avenue (Council District 4)
Description: Request for approval of a Conditional Use Permit and Standards Variance to allow the operation of a plastic molding manufacturing facility with 38 parking spaces instead of not less than 88 parking spaces.

Jeff Winklepleck presented the staff report recommending approval of the request since the proposed use was compatible with other uses in the zone and conditions relating to noise and hours of operation would insure that the project would have minimal negative impacts on adjacent land uses. Mr. Winklepleck also noted that a Condition 32 had been added as requested by Council office to ensure mitigation of any problems arising from the operation.

Paul Collins, 1415 Cota Avenue, applicant's architect, gave a brief description of the project.

Commissioner Winn moved to approve the Conditional Use Permit and Standards Variance requests, subject to revised conditions of approval. Commissioner Sramek seconded the motion, which passed 5-0. Commissioners Stuhlbarg and Rouse were absent.

3. Case No. 0507-15, ND 22-05, Tentative Tract Map, Site Plan Review and Negative Declaration

Applicant: Jonathan Glasgow
Subject Site: 433 Pine Avenue (Council District 1)
Description: Request for approval of a Site Plan Review and Tentative Tract Map No. 064172 to convert the former Newbury Building to 18 residential units, 6,500 square feet of retail space, and a subterranean garage with 35 parking spaces.

Derek Burnham presented the staff report recommending approval of the request since the proposed project complied with the PD-30 development standards; would result in the reuse of a vacant commercial building along Pine Avenue while adding quality dwelling units to the housing stock downtown, and since no significant adverse environmental impacts were identified.

Jonathan Glasgow, 4235 E. Vermont Street, project architect, said the project would most likely be completed by early 2007.

Philip DeKerian, Gold's Gym, 345 Pine Avenue, nearby business owner, spoke in favor of the project, saying it would improve the neighborhood.

Janice Sherman, representing CityPlace landlord Shoshone Development, also spoke in favor of the project and asked about the kinds of retail shops planned for the lower level.

Abraham Hassid, applicant, said they were trying to bring in upscale type stores, but had no specific names on board.

Commissioner Greenberg moved to certify Negative Declaration No. 2205, and to approve the Site Plan Review and Tentative Tract Map No. 064172, subject to conditions. Commissioner Sramek seconded the motion, which passed 4-0-1. Commissioner Gentile abstained and Commissioners Stuhlbarg and Rouse were absent.

M A T T E R S F R O M T H E A U D I E N C E

There were no matters from the audience.

M A T T E R S F R O M T H E D E P A R T M E N T O F P L A N N I N G A N D B U I L D I N G

Suzanne Frick reported on recent Council actions.

Ms. Bihn announced that there would be no meeting on January 5th, and that the February 2nd meeting would be held on the seventh floor due to a special use of the chambers that date.

In response to a query from Commissioner Greenberg regarding the status of the Sports Park, Ms. Bihn said that there had been a meeting between all interested parties the night before to discuss possible compromises. She added that if a final version came out of a second community meeting, it would go to Parks and Recreation, then directly to City Council.

M A T T E R S F R O M T H E P L A N N I N G C O M M I S S I O N

Commissioner Gentile expressed concern that mitigation input from the Technical Advisory Committee occasionally came too late to be easily incorporated into projects. Ms. Bihn stated that because the TAC could not handle the project volume, staff picked and chose the kinds of cases that went to the special committee. She added that it would probably be a good idea to have case-specific conditions of approval to deal with Cultural Heritage or historical preservation concerns.

Angela Reynolds added that staff followed up on all mitigation measures, and that requirements were usually incorporated by reference or inserted verbatim.

Commissioner Winn expressed concern that applicants could make a change in a project and wait six months to a year to be absolved

from complying with Cultural Heritage input. Greg Carpenter said it was confusing, because there were different criteria for Certificates of Appropriateness, general renovation and additions, and a different one for demolition.

A D J O U R N

The meeting adjourned at 2:25pm.

Based on notes taken by Kathy Brown
Respectfully submitted,

Marcia Gold
Minutes Clerk